

proposed new two-story residence and  
attached two-car garage for the:

# LEE RESIDENCE

1521 Oakhurst Avenue  
Los Altos, CA. 95024

## Detail Ink

RESIDENTIAL DESIGN

1885 DRY CREEK ROAD CAMPBELL, CA. 95008

VOICE: 408.311.5866

EMAIL: detailink2@comcast.com

proposed new two-story residence  
and attached two-car garage for:  
**MR and MS MATTHEW LEE**  
1521 Oakhurst Avenue  
Los Altos, CA 94024

A.P.N. 193 - 31 - 026

ZONING: RI - 10

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#### Revisions:

pre planning preliminary review 11-16-17

cover sheet/conditions  
of approval

2017 - 38

October 16, 2017

Sheet

AO.O

### SHEET INDEX:

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| A0.0 | COVER SHEET                |
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| C-1  | GRADING AND DRAINAGE PLAN  |
| C-2  | EROSION CONTROL PLAN       |
| C-3  | CIVIL DETAILS              |
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### PROPERTY DATA:

|                           |                |
|---------------------------|----------------|
| ASSESSOR'S PARCEL NO.     | 193 - 31 - 026 |
| EXISTING USE:             | VACANT LOT     |
| ZONING DISTRICT:          | RI - 10        |
| OCCUPANCY GROUP:          | R3/U           |
| FLOOD ZONE:               | NO             |
| CONSTRUCTION TYPE:        | V - B          |
| SPECIAL INSPECTION ITEMS: | NONE           |
| NUMBER OF STORIES:        | 2              |

### CALCULATIONS

|  |              |
|--|--------------|
| PROPOSED MAIN FLOOR LIVABLE AREA:        | 2,046.66 SF  |
| PROPOSED SECOND FLOOR LIVABLE AREA:      | 1,289.97 SF  |
| PROPOSED TOTAL LIVABLE AREA:             | 3,336.63 SF  |
| PROPOSED ATTACHED GARAGE AREA:           | 482.16 SF    |
| NEW COVERED PORCH/PATIO AREAS:           | 352.89 SF    |
| LOT AREA:                                | 11,128.25 SF |
| ALLOWABLE FLOOR AREA:<br>(3,850 + 12.82) | 3,862.82 SF  |
| PROPOSED FLOOR AREA:                     | 3,768.75 SF  |
| ALLOWABLE LOT COVERAGE (30%):            | 3,338.47 SF  |
| PROPOSED LOT COVERAGE (2881.71 SF):      | 28.83%       |

### CONSULTANTS:

|            |  |
|------------|--|
| OWNER:     | MATTHEW AND SARAH LEE<br>365 Sunkist Lane<br>Los Altos, CA 95024<br>(650) 521-4643     |
| DESIGNER:  | DETAIL INK/STEVE NELSON<br>1885 Dry Creek Road<br>Campbell, CA 95008<br>(408) 311-5866 |
| CIVIL:     | RW ENGINEERING INC.<br>505 Altamont Drive<br>Milpitas, CA. 95035<br>(408) 262-1899     |
| LANDSCAPE: | KEN SCHOPPET LANDSCAPING   |

### PROJECT DESCRIPTION:

- DEMOLISH EXISTING 1,787.00 SF RESIDENCE AND 672.00 SF ATTACHED GARAGE INCLUDING ALL FOUNDATIONS AND SLABS
- CONSTRUCT NEW 3,340.42 SF SINGLE-STORY RESIDENCE
- CONSTRUCT NEW 512.25 SF ATTACHED TWO-CAR GARAGE
- CONSTRUCT NEW 410.25 SF COVERED PORCH

#### ZONING COMPLIANCE

|   | Existing                 | Proposed                         | Allowed/Required                 |
|---|--------------------------|----------------------------------|----------------------------------|
| <b>LOT COVERAGE:</b><br><i>Land area covered by all structures that are over 6 feet in height</i> | 0 square feet<br>(0.00%) | 2,881.71 square feet<br>(25.83%) | 3,338.47 square feet<br>(30.00%) |
| <b>FLOOR AREA:</b><br><i>Measured to the outside surfaces of exterior walls</i>                   | 0 square feet<br>(0.00%) | 3,768.75 square feet<br>(34.04%) | 3,862.82 square feet<br>(34.71%) |
| <b>SETBACKS:</b>  |                          |                                  |                                  |
| Front   | N/A feet                 | 25 feet                          | 25 feet                          |
| Rear  | N/A feet                 | 20.5 feet                        | 25 feet                          |
| Right side (1st/2nd)  | N/A feet/0 feet          | 8.11 feet/19 feet                | 7.41 feet/14.2 feet              |
| Left side (1st/2nd)   | N/A feet/0 feet          | 9.91 feet/19 feet                | 7.41 feet/14.2 feet              |
| <b>HEIGHT:</b>  | N/A feet                 | 28'-0" feet                      | 27 feet                          |

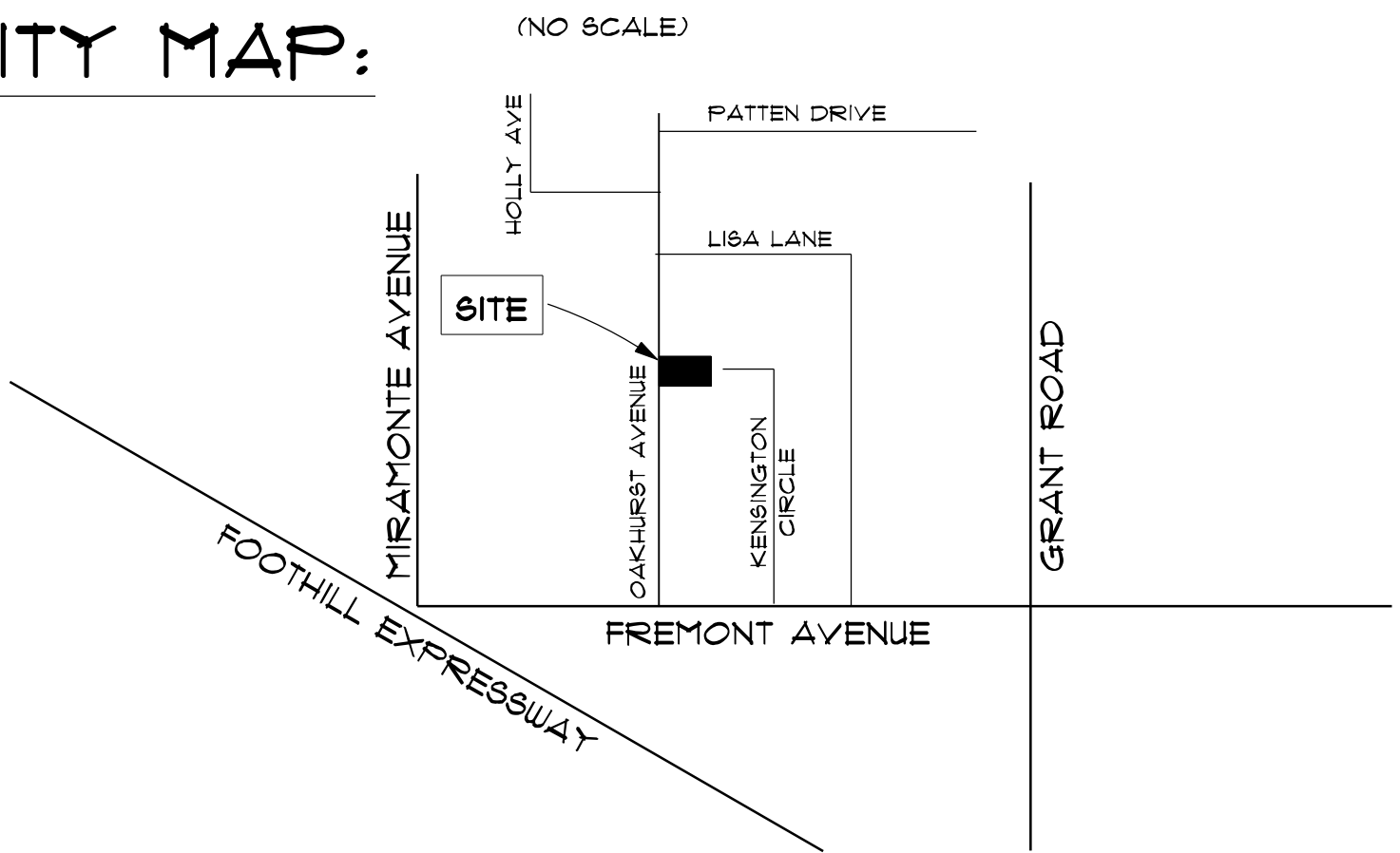
#### SQUARE FOOTAGE BREAKDOWN

|  | Existing      | Change in            | Total Proposed       |
|--|---------------|----------------------|----------------------|
| <b>HABITABLE LIVING AREA:</b><br><i>Includes habitable basement areas</i>                | 0 square feet | 3,336.63 square feet | 3,336.63 square feet |
| <b>NON-HABITABLE AREA:</b><br><i>Does not include covered porches or open structures</i> | 0 square feet | 482.16 square feet   | 482.16 square feet   |

#### LOT CALCULATIONS

|   |   |
|---|---|
| <b>NET LOT AREA:</b>  | 11,128.25 square feet   |
| <b>FRONT YARD HARDSCAPE AREA:</b><br><i>Hardscape area in the front yard setback shall not exceed 50%</i> | 881.00 square feet (48.00%)   |
| <b>LANDSCAPING BREAKDOWN:</b>   | Total hardscape area (existing and proposed): 950 sq ft<br>Existing softscape (undisturbed) area: 0 sq ft<br>New softscape (new or replaced landscaping) area: 1,293.50 sq ft<br><i>Sum of all three should equal the site's net lot area</i> |

### VICINITY MAP:



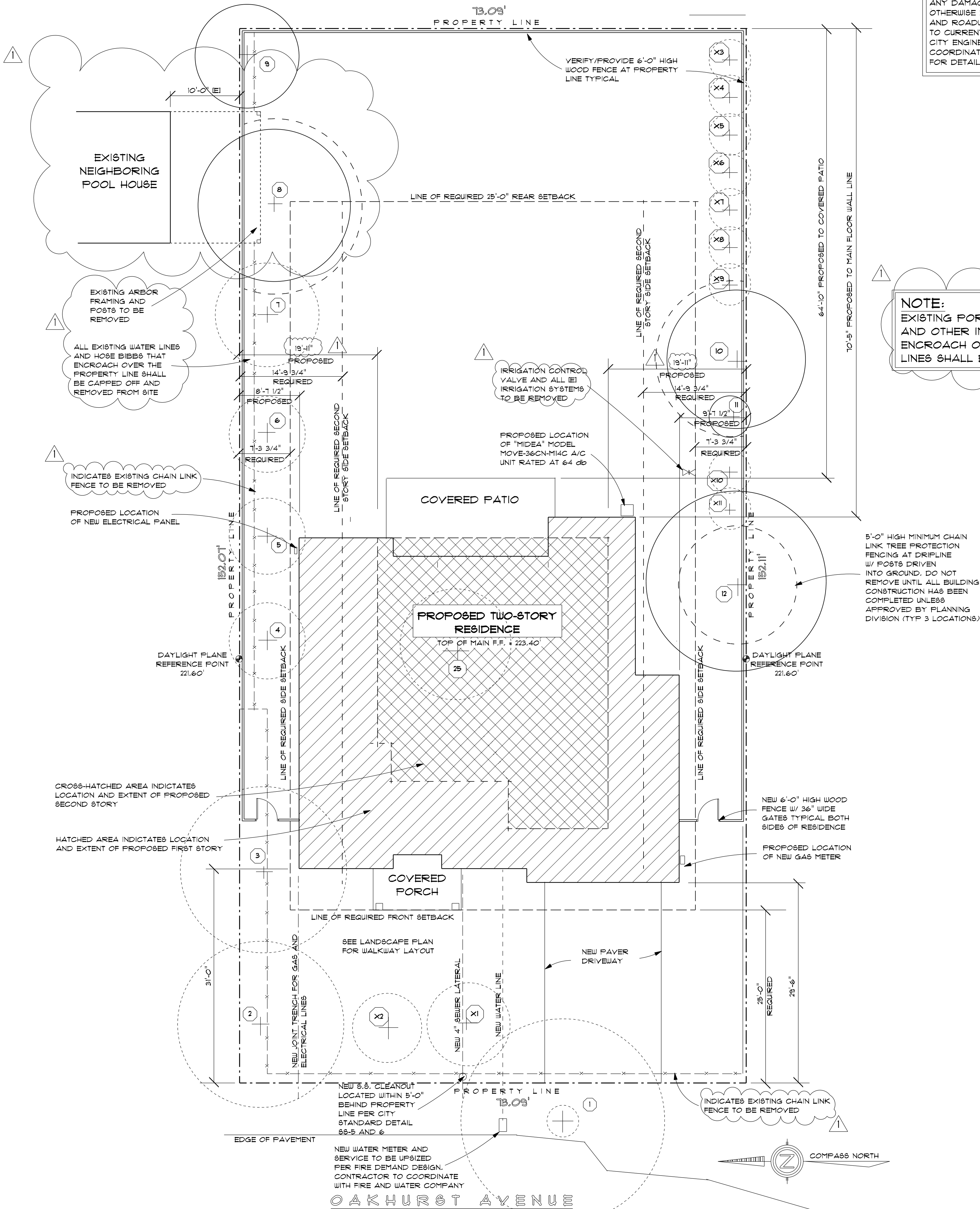


SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL INFORMATION

NOTE:  
ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURE AND OTHERWISE DISPLACED CURB AND GUTTER, SIDEWALK AND ROADWAY SHALL BE REMOVED AND REPLACED TO CURRENT CITY STANDARDS AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS AT (650) 941-2680 FOR DETAILS PRIOR TO FINALIZING BUILDING PERMITS

NOTE:  
EXISTING PORTIONS OF STRUCTURES AND OTHER IMPROVEMENTS THAT ENCROACH OVER THE PROPERTY LINES SHALL BE REMOVED

| TREE SCHEDULE |                |                              |        |       |
|---------------|----------------|------------------------------|--------|-------|
| KEY           | TRUNK DIAMETER | TYPE                         | STATUS | NOTES |
| 1             | 55"            | REDWOOD                      | REMOVE |       |
| 2             | 10"            | AMBER                        | REMOVE |       |
| 3             | 8"             | AMBER                        | REMOVE |       |
| 4             | 17"            | CHINESE ELM                  | REMOVE |       |
| 5             | 17"            | CHINESE ELM                  | REMOVE |       |
| 6             | 20"            | CHINESE ELM                  | REMOVE |       |
| 7             | 12"            | CHINESE ELM                  | REMOVE |       |
| 8             | 26"            | BAY LAUREL                   | SAVE   |       |
| 9             | 32"            | MULTI-TRUNK COASTAL LIVE OAK | SAVE   |       |
| 10            | 20"            | COASTAL LIVE OAK             | SAVE   |       |
| 11            | 11"            | COASTAL LIVE OAK             | SAVE   |       |
| 12            | 30"            | COASTAL LIVE OAK             | SAVE   |       |
| X1            | 6"             | MULTI-TRUNK FRUIT            | REMOVE |       |
| X2            | 6"             | MULTI-TRUNK FRUIT            | REMOVE |       |
| X3            | 4"             | PITTOBFORUM                  | REMOVE |       |
| X4            | 4"             | PITTOBFORUM                  | REMOVE |       |
| X5            | 5"             | PITTOBFORUM                  | REMOVE |       |
| X6            | 6"             | MULTI-TRUNK PITTOBFORUM      | REMOVE |       |
| X7            | 5"             | PITTOBFORUM                  | REMOVE |       |
| X8            | 4"             | PITTOBFORUM                  | REMOVE |       |
| X9            | 6"             | MULTI-TRUNK PITTOBFORUM      | REMOVE |       |
| X10           | 6"             | PITTOBFORUM                  | REMOVE |       |
| X11           | 5"             | PITTOBFORUM                  | REMOVE |       |



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proposed new single-story residence  
and attached two-car garage for:  
**MR and MS MATTHEW LEE**  
1521 Oakhurst Avenue  
Los Altos, CA 94024  
A.P.N. 183 - 31 - 026

ZONING: R1 - 10

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Revisions:  
1 per preliminary planning review 11-16-17

site plan

scale: 1/8" = 1'-0"

2016 - 06

May 03, 2016

Sheet  
**A1.0**

SCALE: 1/8" = 1'-0"



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Revisions:

per planning preliminary review 11-16-17

proposed main  
floor plan

scale: 1/4" = 1'-0"

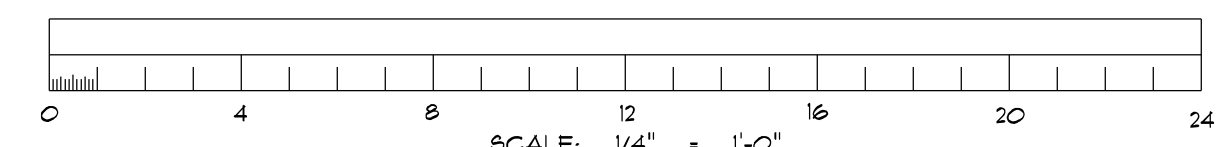
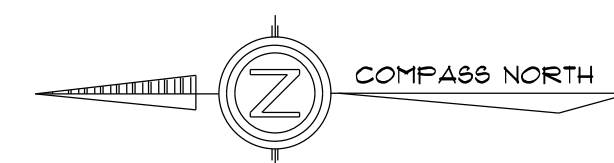
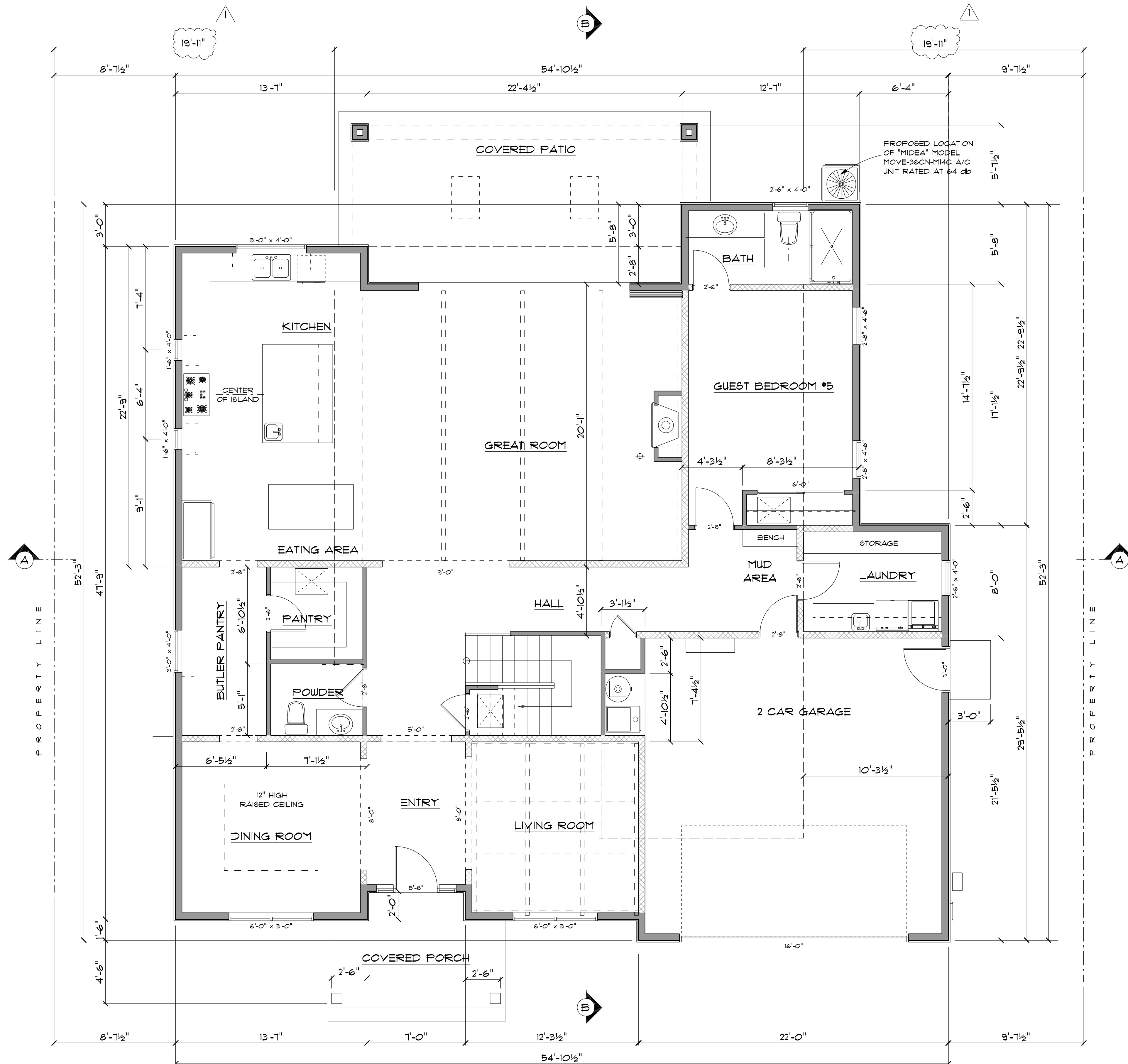
2017 - 38

October 16, 2017

Sheet

A2.0

ALL EXTERIOR WALLS TO BE 2 X 6 FRAMED TYPICAL U.N.O.





proposed new two-story residence  
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scale: 1/4" = 1'-0"

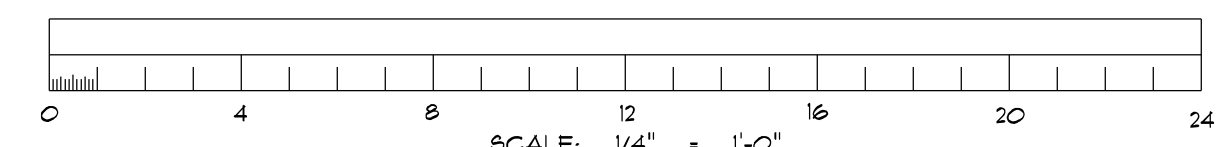
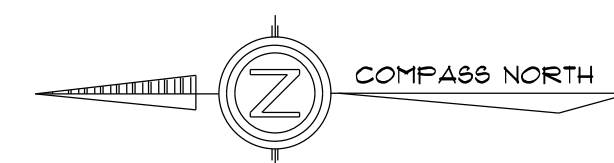
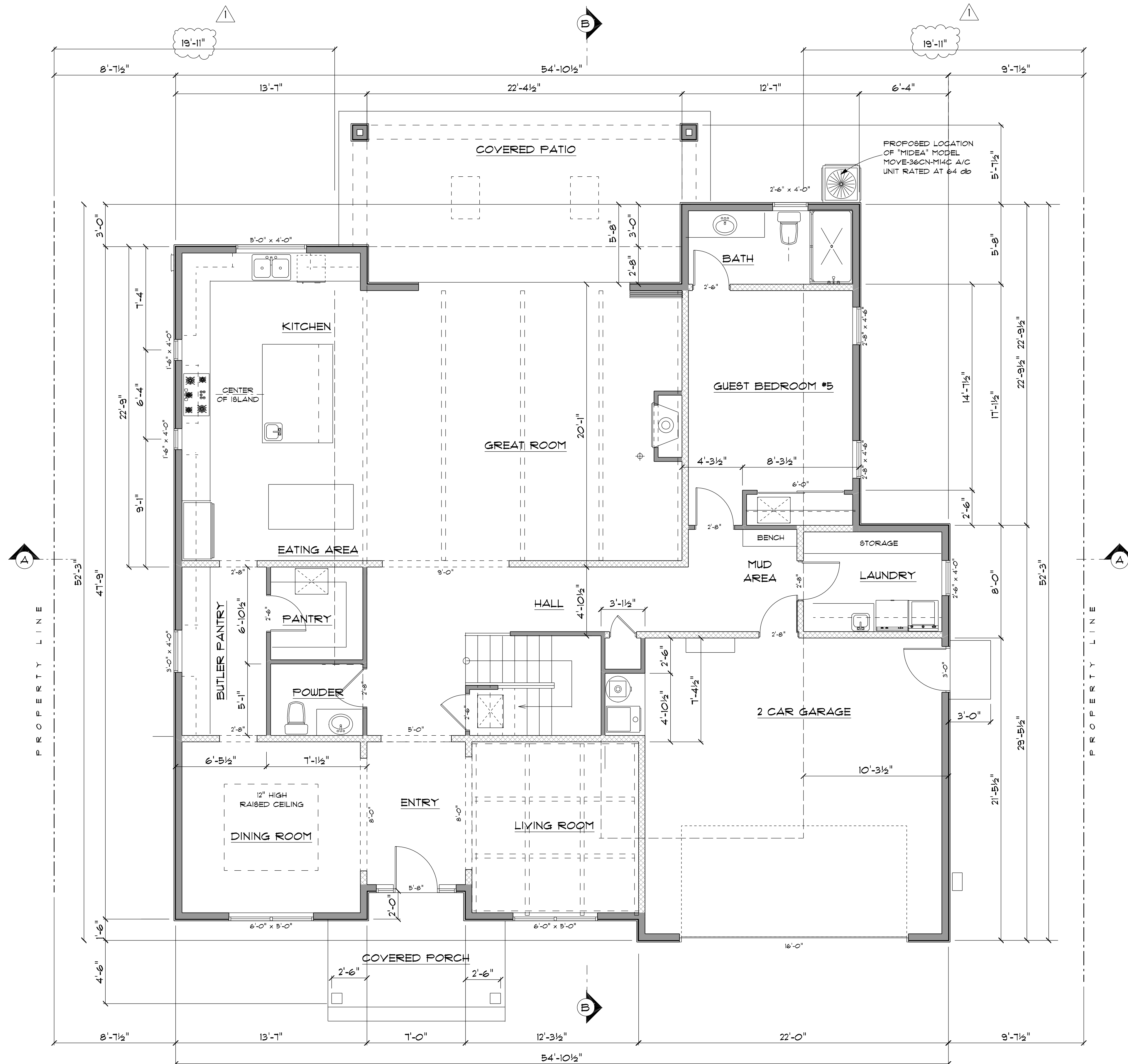
2017 - 38

October 16, 2017

Sheet

A2.0

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Revisions:

per planning preliminary review 11-16-17

proposed second  
floor plan

scale: 1/4" = 1'-0"

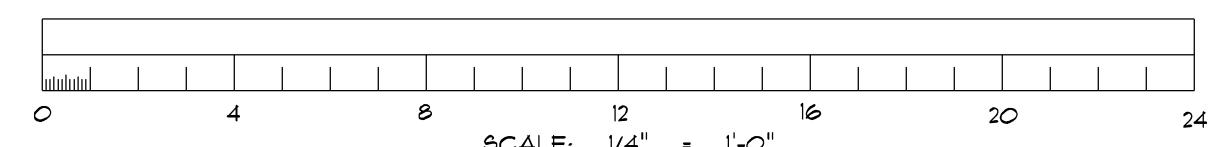
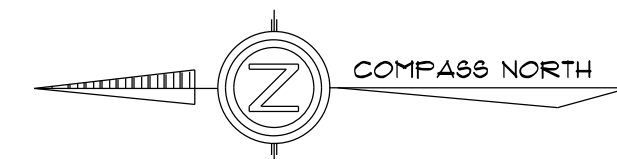
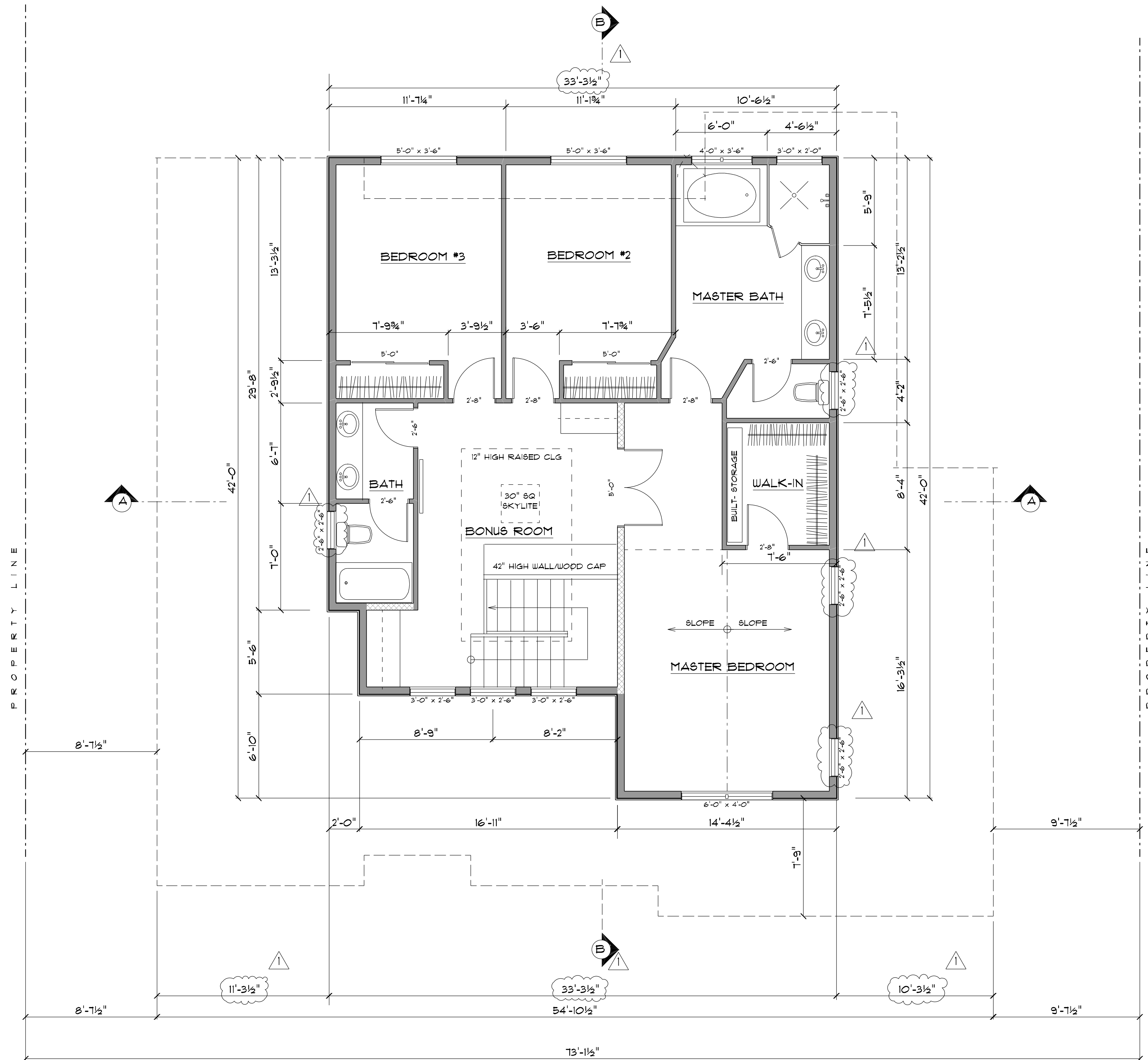
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October 16, 2017

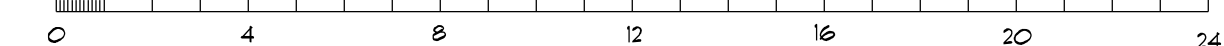
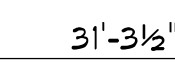
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A2.1

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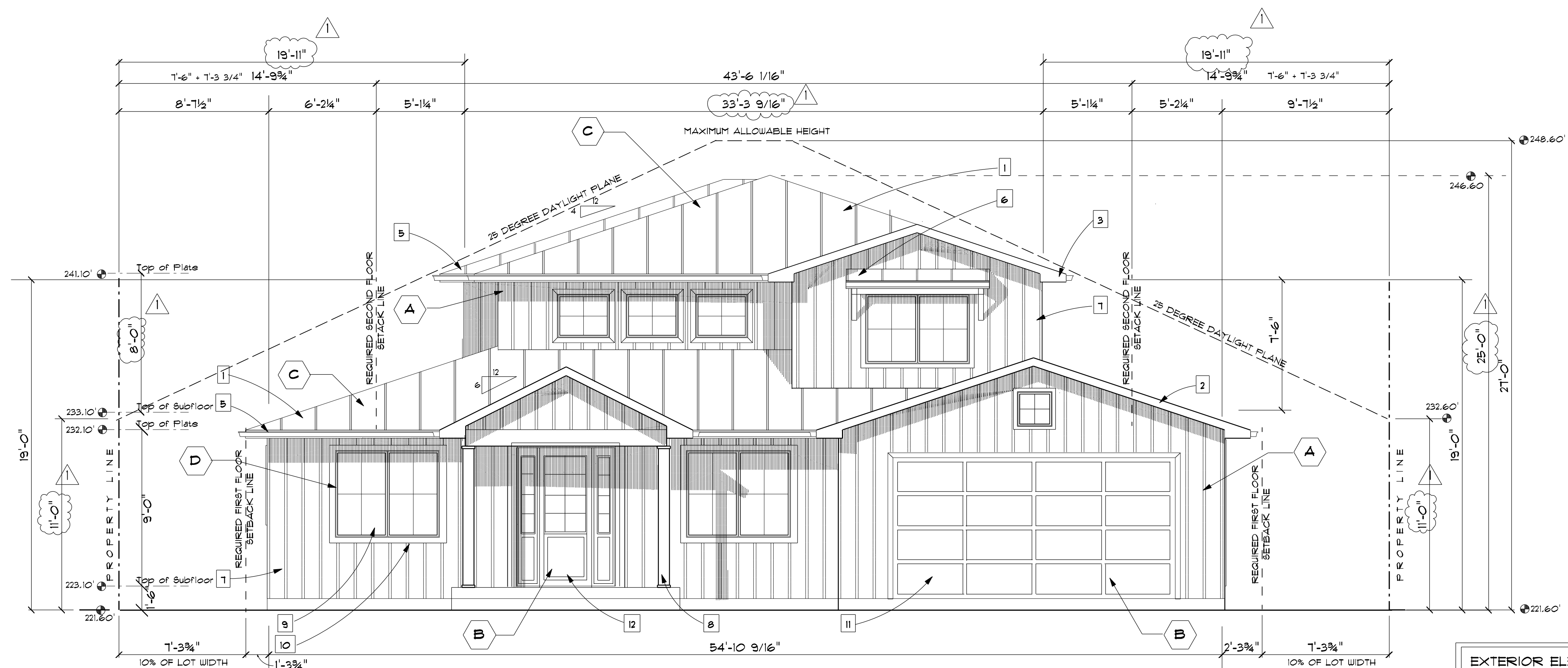
ZONING: R1 - 10

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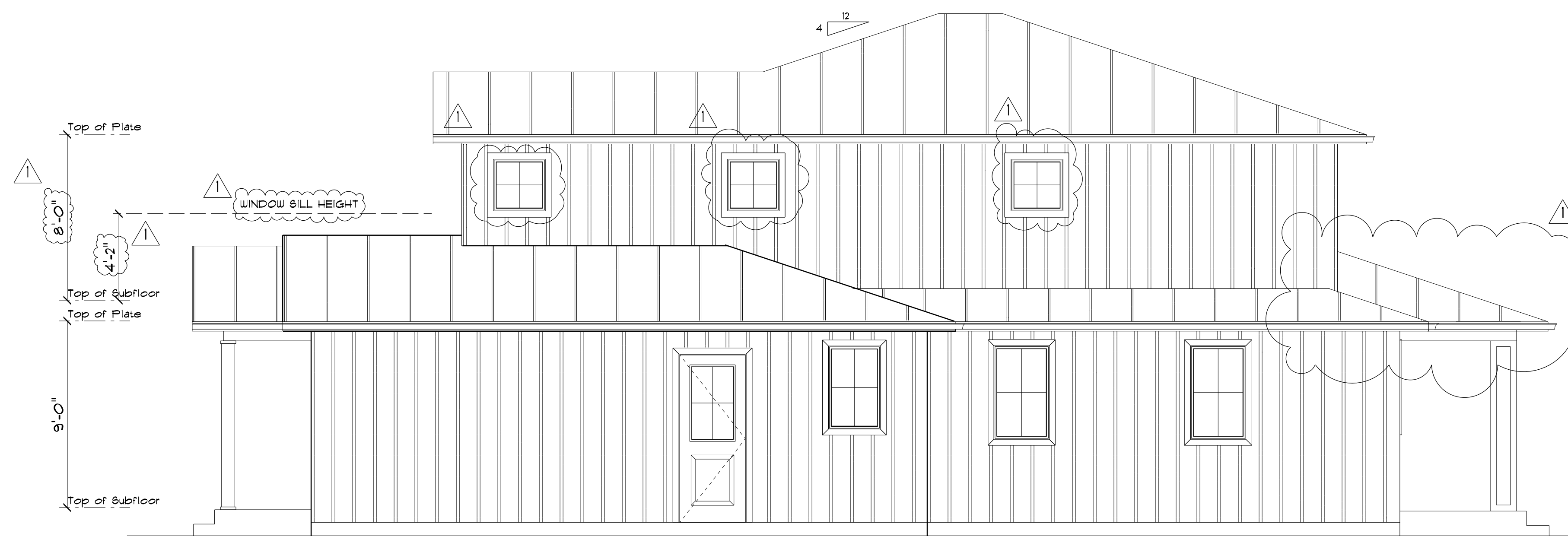
October 16, 2017



SEE MATERIALS SAMPLE BOARD FOR COLORS AND MATERIALS



FRONT ELEVATION 1A



LEFT SIDE ELEVATION

EXTERIOR ELEVATION NOTES:

1. DARK ANODIZED STANDING SEAM METAL ROOF SYSTEM
2. PAINTED 2 X 6 BARGE RAFTERS
3. PAINTED BOXED-OUT GABLE ENDS
4. FLAT GLASS SKYLIGHTS W/ ANODIZED FRAMES
5. PAINTED G.I. GUTTERS AND DOWNSPOUTS O/ PAINTED 2 X 6 FASCIA BOARDS
6. PAINTED BEAMS AND CORBELS AT AWNING ROOF
7. PAINTED BOARD AND BATT SIDING
8. PAINTED BUILT-UP WOOD POSTS
9. DARK CLAD WINDOW FRAMES AND DIVIDERS
10. PAINTED 2 X WINDOW TRIM
11. PAINTED CUSTOM OVERHEAD SECTIONAL GARAGE DOOR
12. ENTRY DOOR AND SIDELITE TRIM PAINTED

Detail Ink

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Revisions:

per planning preliminary review 11-16-17

front and left side  
exterior elevations

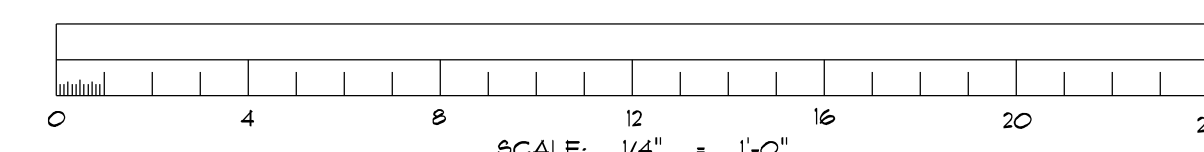
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2017 - 38

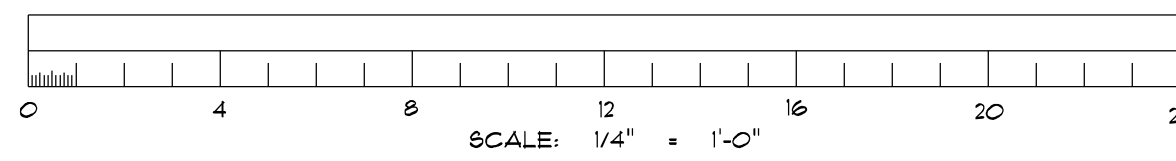
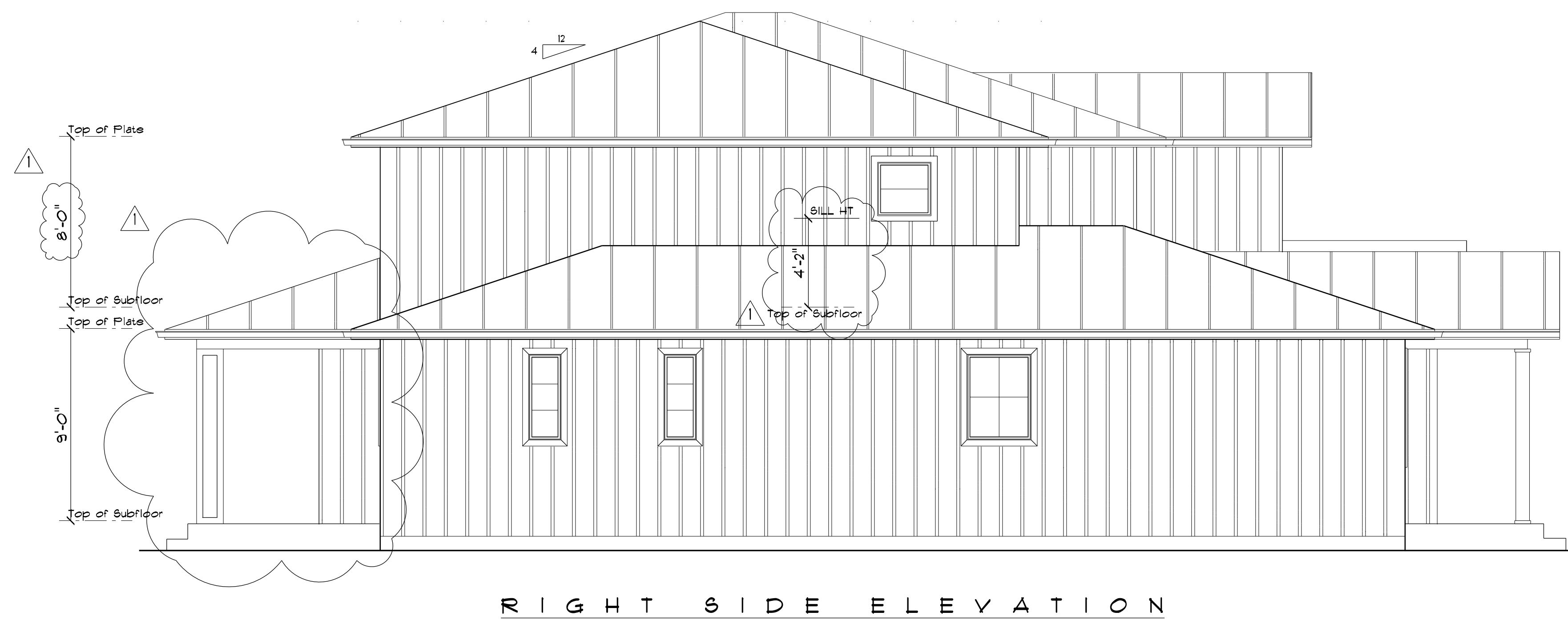
October 16, 2017

Sheet

A4.0







proposed new two-story residence  
and attached two-car garage for:  
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Revisions:

per planning preliminary review 11-16-17

rear and right side  
exterior elevations

scale: 1/4" = 1'-0"

2017 - 38

October 16, 2017

Sheet

A4.1



## RESIDENTIAL DESIGN

85 DRY CREEK ROAD CAMPBELL, CA. 95008  
VOICE: 408.371.5866  
EMAIL: [detailink2@men.com](mailto:detailink2@men.com)

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Revisions:

1 per planning preliminary review 11-16-17

roof plan

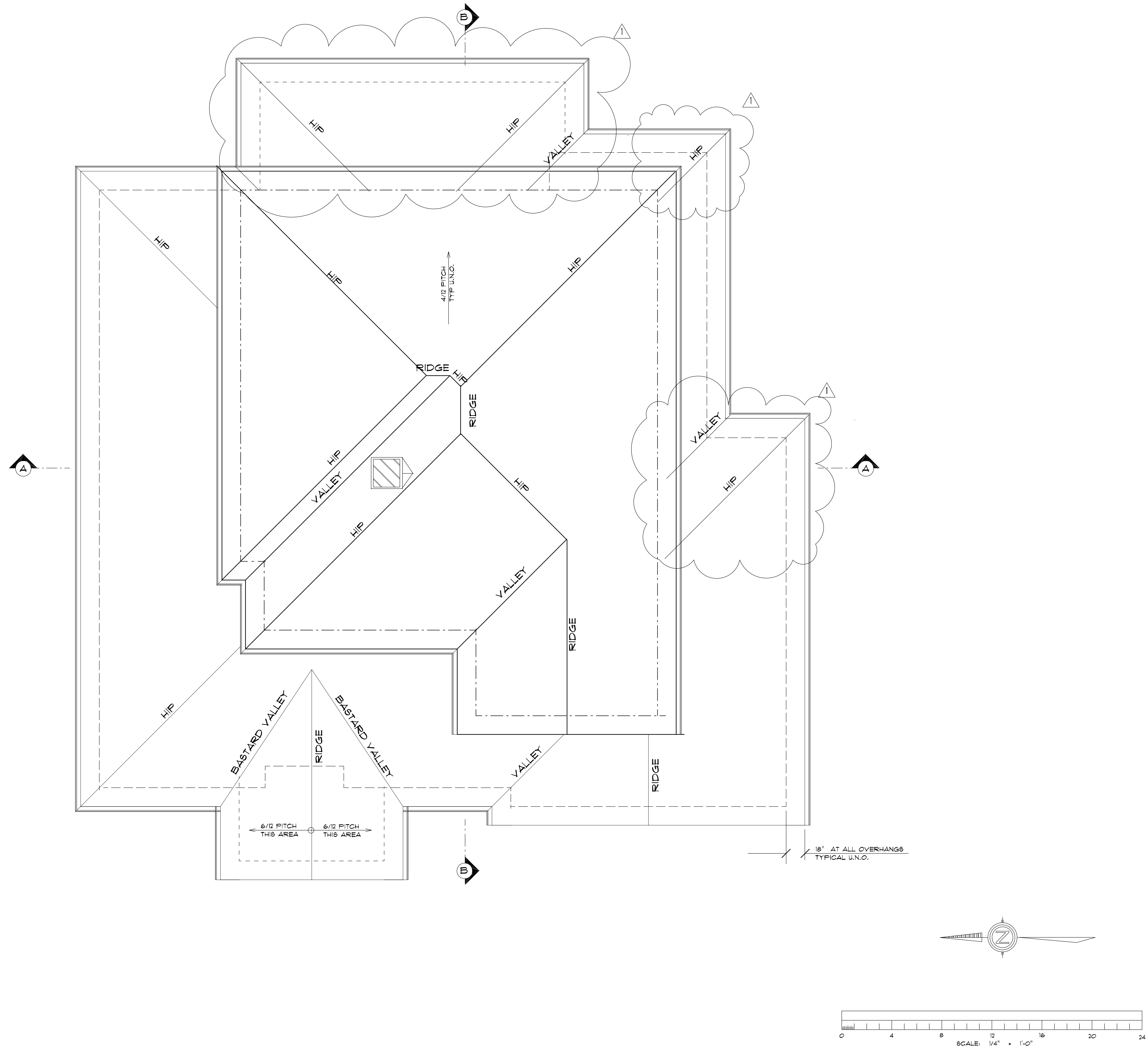
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2017 - 38

October 16, 2017

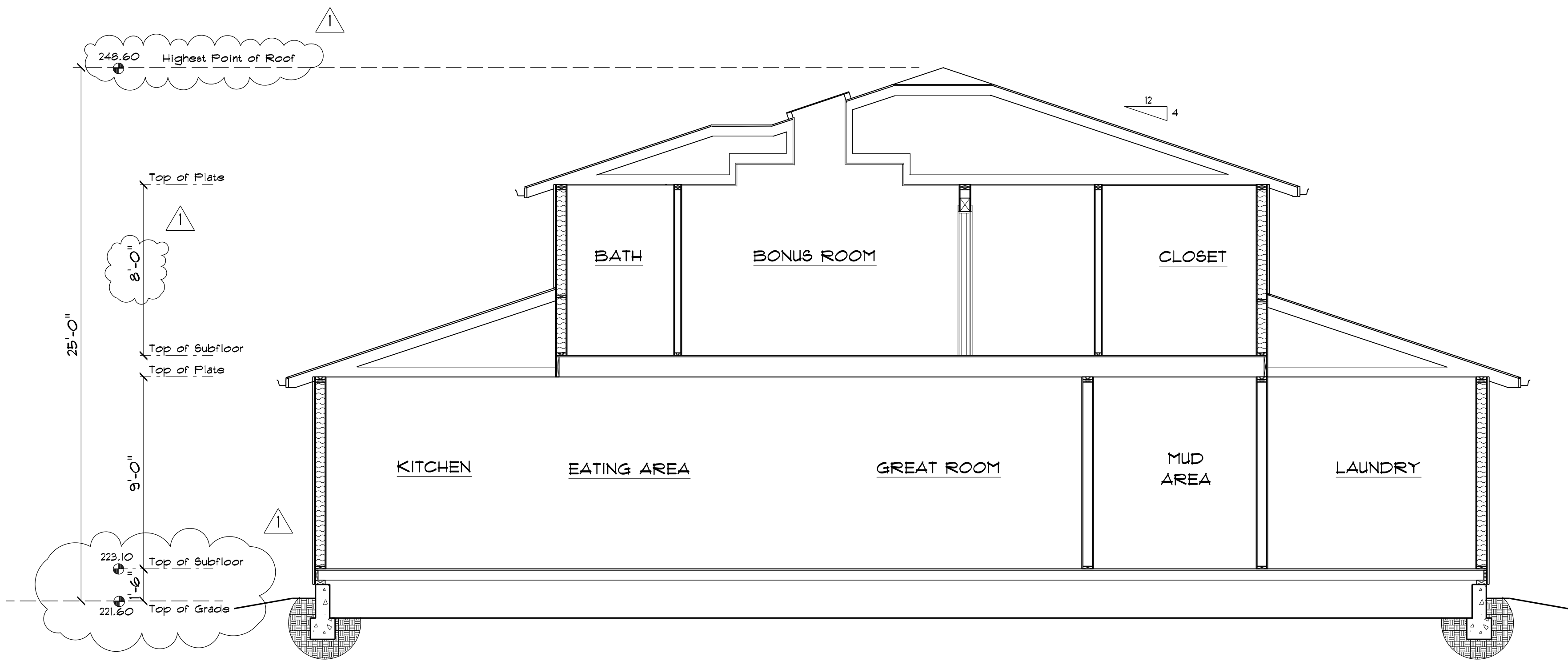
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45.0

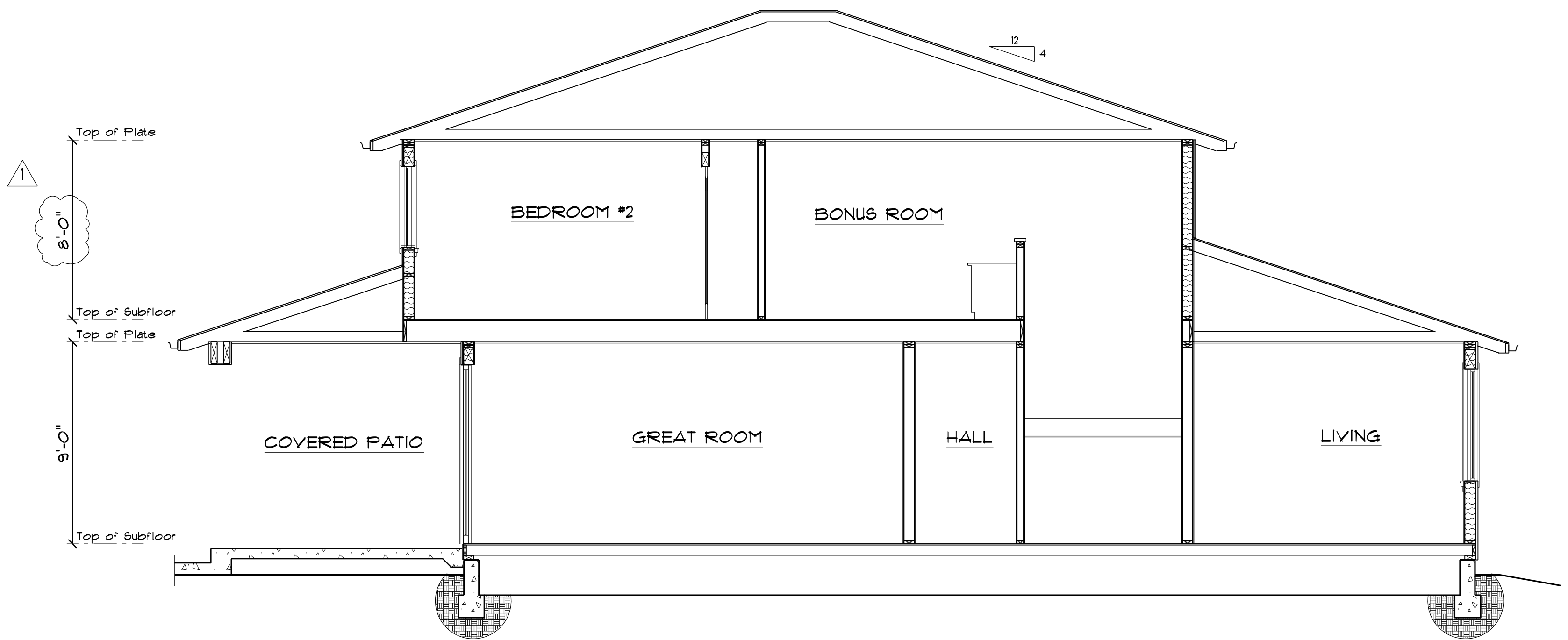


Wednesday, November 23, 2011

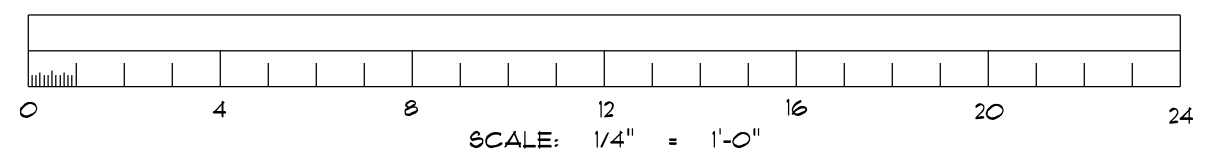




CROSS SECTION A



CROSS SECTION B



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|            |  |
|------------|--|
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|            | per planning preliminary review 11-16-17 |
|            |  |
|            |  |
|            |  |

cross sections

scale: 1/4" = 1'-0"

2017 - 38

October 16, 2017

Sheet

A6.0

1521 OAKHURST AVE LA / LEE  
Wednesday, November 29, 2017





1505



1515



1521 (SUBJECT PROPERTY)



1555

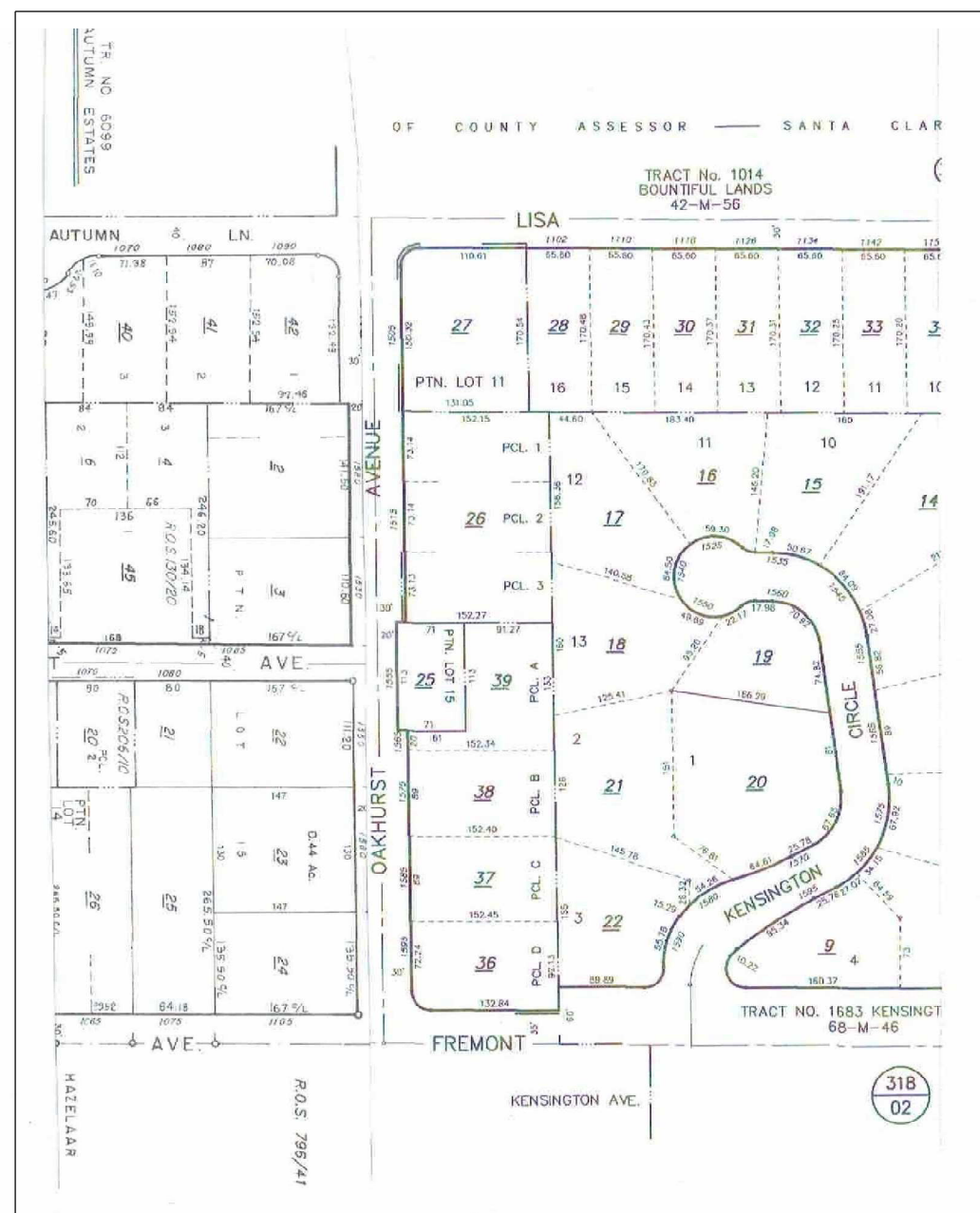


1575

EAST SIDE OAKHURST AVENUE



1550 KENSINGTON CIRCLE



1525 KENSINGTON CIRCLE



1580



1550



1530



1520

WEST SIDE OAKHURST AVENUE

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1521 Oakhurst Avenue  
Los Altos, CA 94022

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Revisions:

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |

photographic streetscape

scale: none

2017 - 35

October 16, 2017

Sheet

A7.0

1521 OAKHURST AVENUE LOS ALTOS, CA 94022  
Monday, October 16, 2017



GROUND COVER LEGEND

| KEY | DESCRIPTION   | WATER USE |
|-----|---|-----------|
|     | ARCTOSTAPHYLLUS 'EMERALD CARPET' 1 GALONS @ 3' 0"/C | LOW       |
|     | CAREX 'FROSTY CURLS' 1 GAL @ 18" O/C                | MEDIUM    |
|     | NASELLA TENUSSIMA 1 GAL @ 18" O/C                   | LOW       |
|     | PELARGONIUM LAVENDER, 1 GAL AT 24" O/C              | LOW       |
|     | SOD LAWN  | HIGH      |

PLANT LEGEND

| TREE |   |   |           |           |
|------|---|---|-----------|-----------|
| KEY  | BOTANICAL NAME                                    | COMMON NAME                             | SIZE      | WATER USE |
| A B  | ACER 'BLOODGOOD', STANDARD, LOW BRANCHING         | RED LEAFED MAPLE                        | 24" BOX   | MEDIUM    |
| C W  | CITRUS WASHINGTONIA, ORANGE                       | WASHINGTON NAVEL ORANGE TREE            | 24" BOX   | MEDIUM    |
| F R  | FRUIT TREES, VARIOUS (APRICOT, PLUM, APPLE, ETC.) | EDIBLE FRUIT TREES, SPECIAL LANDSCAPING | BARE ROOT | MEDIUM    |
| L A  | LAGERSTROEMIA 'ZUNI', MULTI STEM                  | PURPLE CRAPE MYRTLE                     | 24" BOX   | LOW       |
| M A  | MAYTENUS BOARIA, STANDARD                         | MAYTEN TREE                             | 24" BOX   | MEDIUM    |
| P C  | PRUNUS CAROLINIANA, STANDARD                      | CAROLINE CHERRY                         | 24" BOX   | LOW       |
| R O  | ROBINIA 'IDAHOENSIS', STANDARD                    | IDAHO LOCUST                            | 24" BOX   | LOW       |

| SHRUB |                               |                           |        |           |
|-------|-------------------------------|---------------------------|--------|-----------|
| KEY   | BOTANICAL NAME                | COMMON NAME               | SIZE   | WATER USE |
| A Z   | AZALEA 'ALASKA'               | EVERBLOOMING WHITE AZALEA | 5 GAL  | MEDIUM    |
| C J   | CAMELLIA JAPONICA, (WHITE)    | WHITE CAMELLIA            | 5 GAL  | MEDIUM    |
| D O   | DODONAEA VICOSA, ATROPURPUREA | PURPLE HOP SEED BUSH      | 5 GAL  | LOW       |
| D V   | DODONAEA VICOSA, ATROPURPUREA | PURPLE HOP SEED BUSH      | 15 GAL | LOW       |
| H Y   | HYDRANGEA MACROPHYLLA         | BIGLEAF HYDRANGEA         | 5 GAL  | MEDIUM    |
| P H   | PHORMIUM 'PLATT'S BLACK'      | RED LEAFED FLAX LEAF      | 5 GAL  | LOW       |
| P R   | PRUNUS CAROLINIANA, BUSH      | CAROLINE CHERRY           | 15 GAL | LOW       |
| S J   | SOLANUM JASMINOIDES           | POTATOE VINE              | 5 GAL  | LOW       |

LABEL KEY

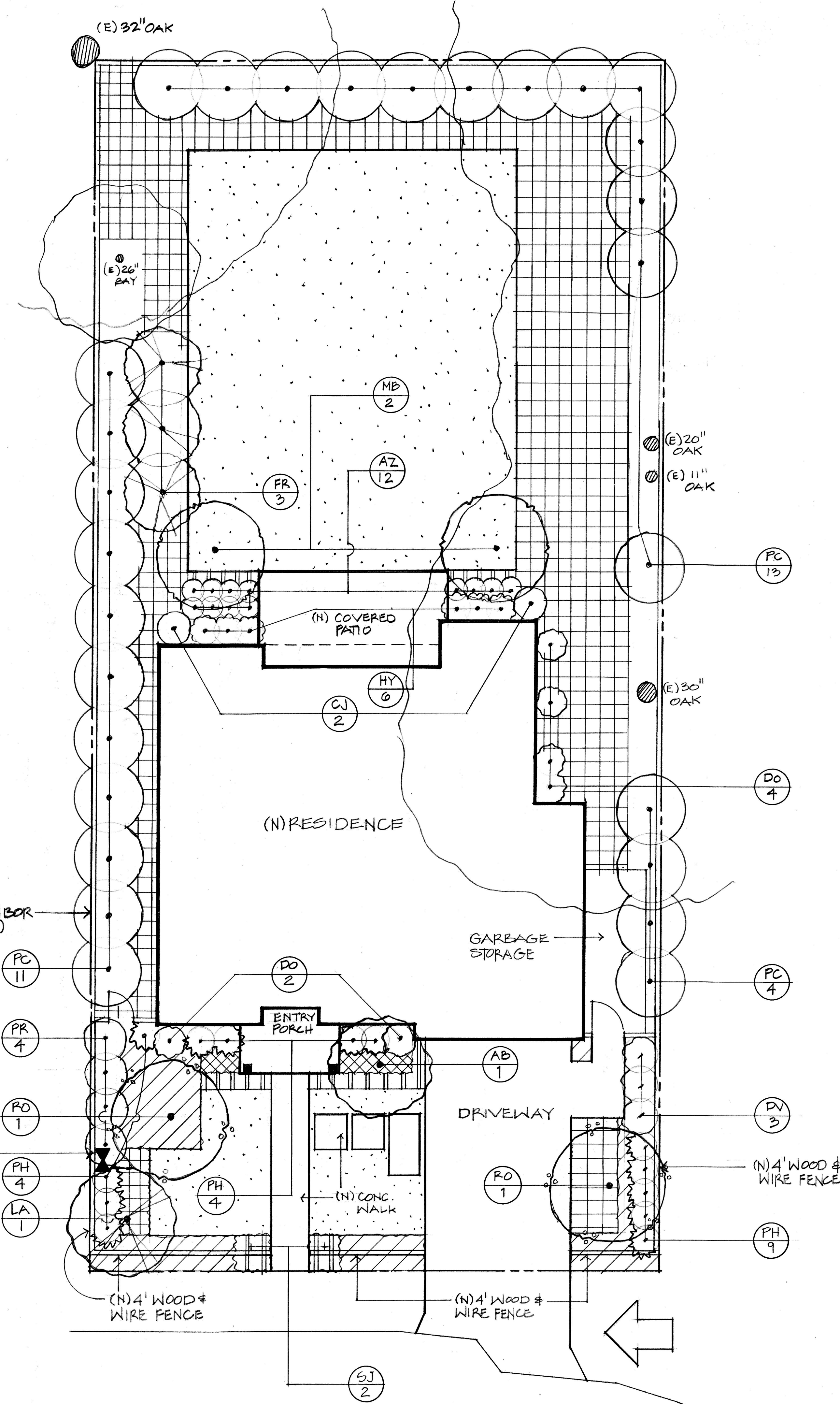
|    |           |
|----|-----------|
| TL | PLANT KEY |
| 4  | QUANTITY  |

NOTE:

THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH THE CITY'S WELO REQUIREMENTS

BACKFLOW FOR LANDSCAPE IRRIGATION AS PER WELO

(N) 6' GOOD NEIGHBOR FENCE (TYP)



SCHOPPET LANDSCAPE ARCHITECT INC.  
P.O. BOX 588 LOS ALTOS, CALIFORNIA 94023  
(650) 823-6572  
lca@kafa.us

LANDSCAPE PLAN

LEE RESIDENCE  
1515 OAKHURST AVE. LOS ALTOS, CA

|         |              |
|---------|--------------|
| DRAWN   | K5           |
| CHECKED |              |
| DATE    | 11.30.17     |
| SCALE   | 1/8" = 1'-0" |
| JOB NO. |              |
| SHEET   | L1           |
| OF      | SHEETS       |



## TREES



Acer 'Bloodgood', Red Maple, 12'w x 14'h at maturity with growth rate of 12"/year



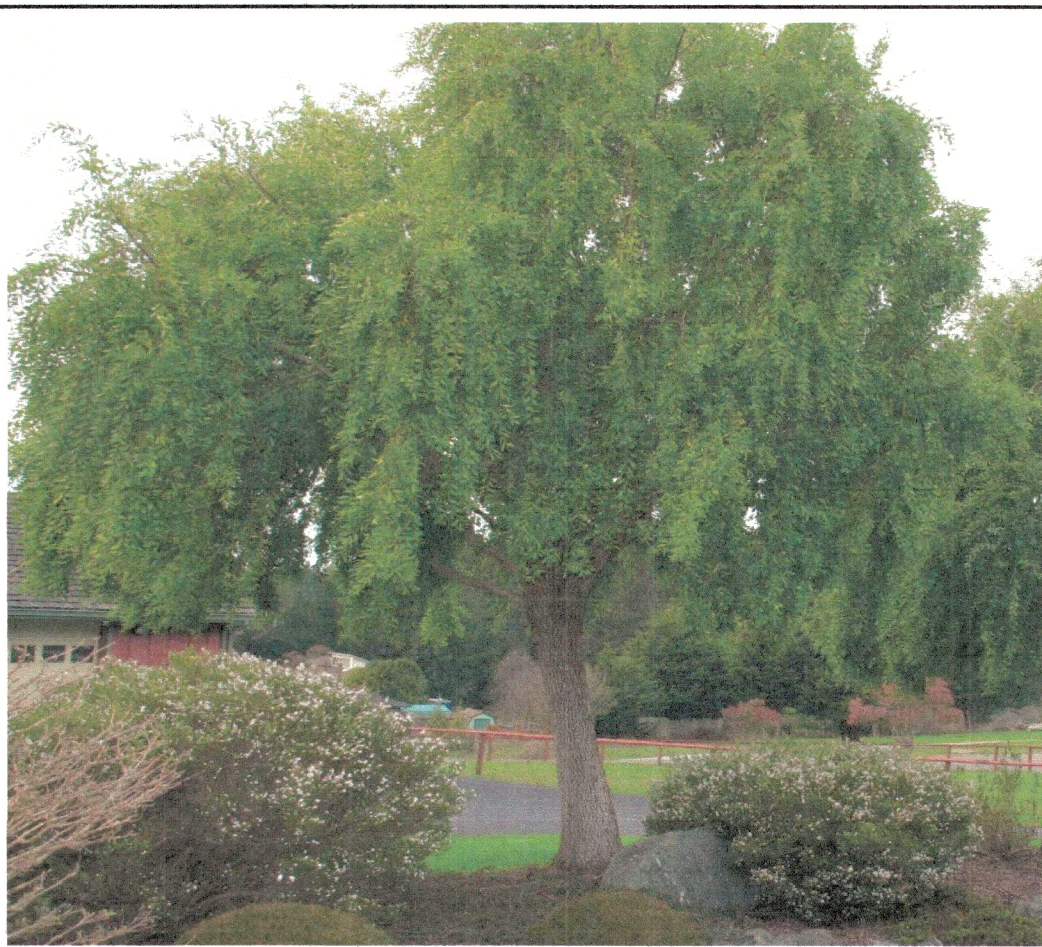
Citrus Washingtonia, Dwarf Navel Orange, 8'w x 10'h at maturity with growth rate of 8"/yr



Malus, Apple Tree, example of a fruit tree 10'w x 10'h at maturity with growth rate of 12"/yr



Lagerstroemia 'Zuni', Purple Crape Myrtle 12'w x 12'h at maturity with growth rate of 8"/yr



Maytenous boaria, Mayten Tree, 18'w x 25'h at maturity with growth rate of 6"/yr



Prunus caroliniana, Caroline cherry 10'w x 18'h at maturity with growth rate of 12"/yr

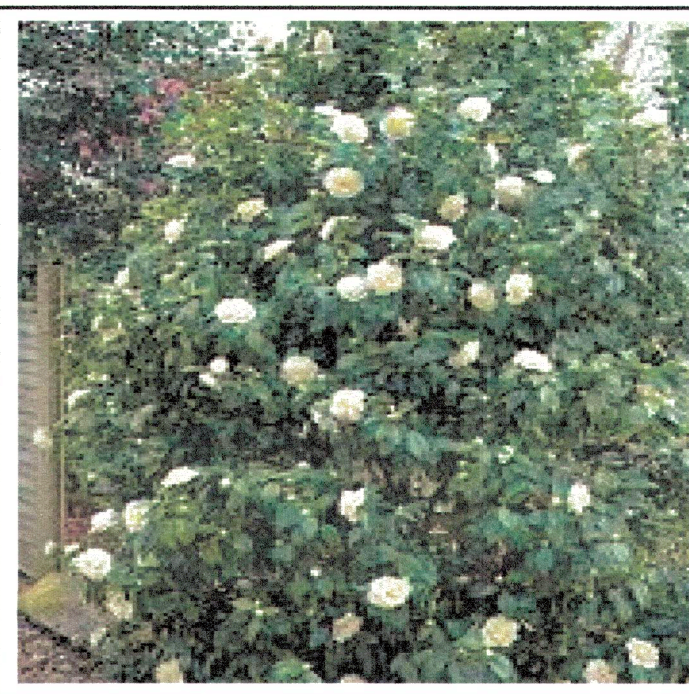


Robinia 'Idahoensis', Idaho Lucust, 20'w x 30'h at maturity with growth rate of 12"/yr

## SHRUBS



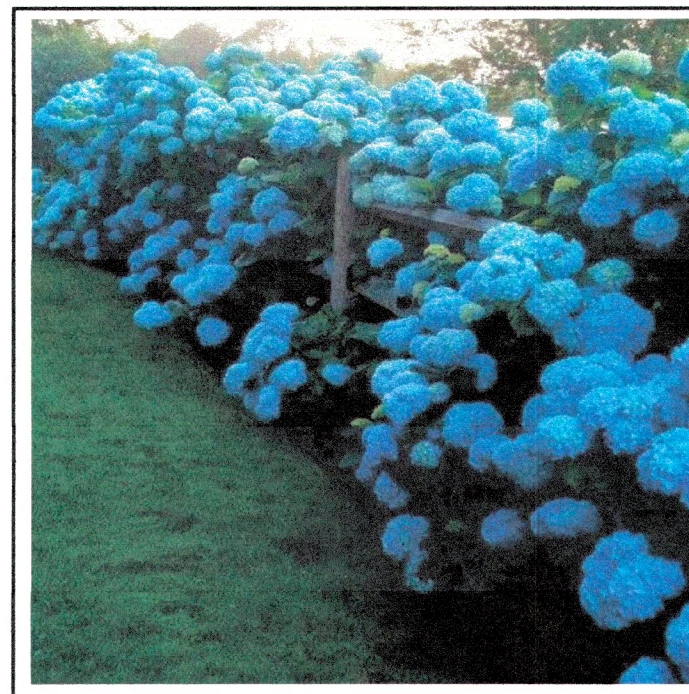
Azalea 'Alaska', White Azalea, 3'w x 3'h at maturity with growth rate of 4"/yr



Camellia japonica, Japanese camellia, white, 4'w x 6'h high at maturity with growth rate of 4"/yr



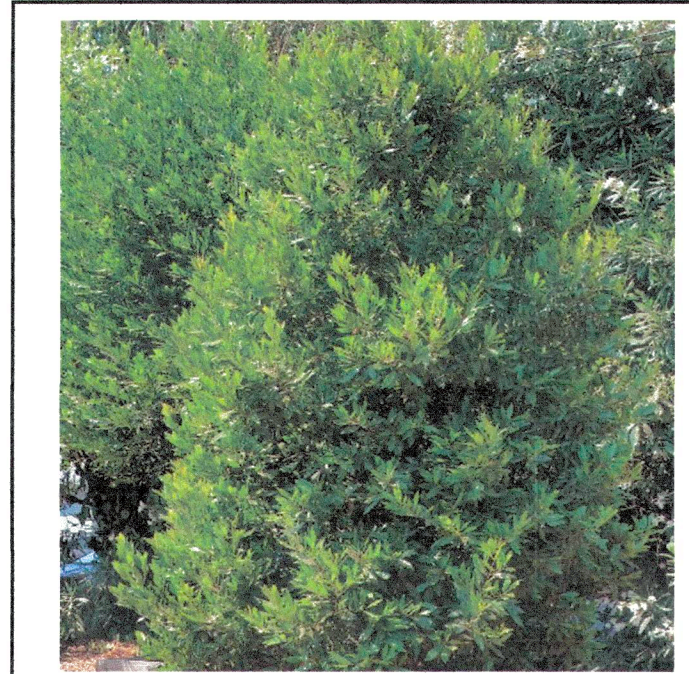
Dondenaea 'Atropurpurea', Purple Hop Seed Bush, 8'w x 12'h at maturity with growth rate of 8"/yr



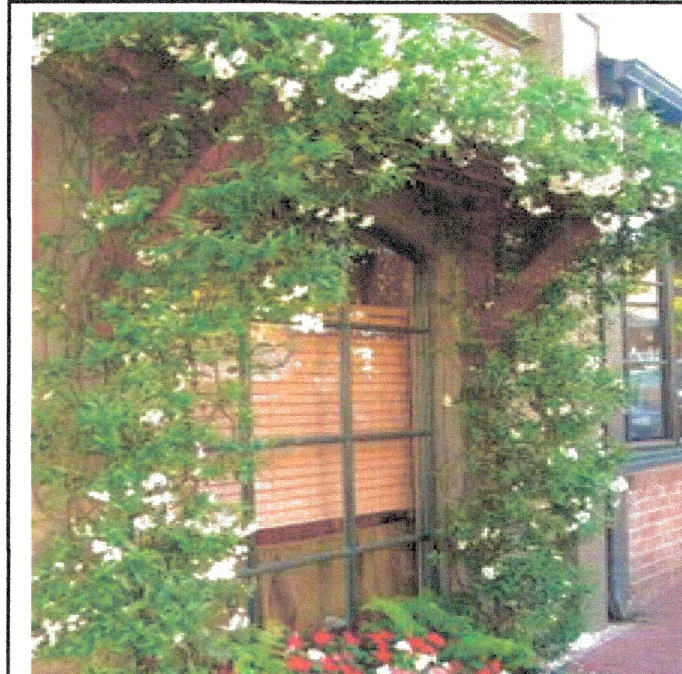
Hydrangea macrophylla, Hydrangea, 4'w x 4'h at maturity growth rate of 36"/yr



Phormium 'Platt's Black', New Zealand Flax, 4'w x 4'h, growth rate of 24"/yr



Prunus caroliniana, Caroline Cherry, 10'w x 18'h @ maturity w/growth rate of 12"/yr



Solanum jasminoides, Potatoe Vine, 6' w x 12' h at maturity, with a growth rate of 3"/yr

| REVISIONS | BY |
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SCHOPPET LANDSCAPE ARCHITECT INC.  
P.O. BOX 508 LOS ALTOS, CA 94023  
(650) 923-6572  
ken@kda.us

PLANT PICTURES

LEE RESIDENCE  
1515 OAKHURST AVE. LOS ALTOS, CA

|           |
|-----------|
| DRAWN     |
| CHECKED   |
| DATE      |
| SCALE     |
| JOB NO.   |
| SHEET     |
| L1.1      |
| OF SHEETS |



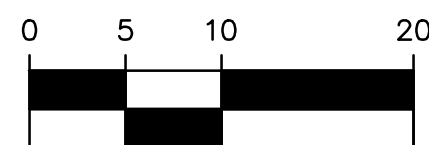
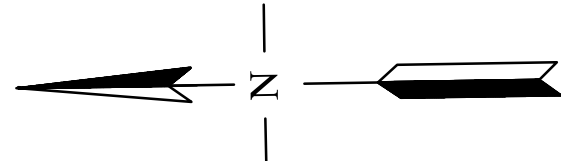
GRADING NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
- THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
- CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
- THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
- PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPES SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPES ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
- THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
- FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
- SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

EARTHWORK TABLE

| LOCATION        | CUT (CY) | FILL (CY) | EXPORT (CY) |
|-----------------|----------|-----------|-------------|
| DRIVEWAY & SITE | 5        | 5         |             |
| HOUSE           | 35       | 0         |             |
| TOTAL           | 40       | 5         | 40          |

NOTE:  
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY.  
CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.



SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- CENTERLINE
- SS --- UTILITY LINE-TYPE AS NOTED
- STREET LIGHT
- ELEC --- UTILITY BOX-TYPE AS NOTED
- WM --- WATER METER
- WV --- WATER VALVE
- CURB CATCH BASIN
- FIRE HYDRANT
- MH --- MANHOLE-TYPE AS NOTED
- CO --- SANITARY SEWER CLEANOUT
- PP --- POWER POLE W/ OVERHEAD WIRE
- BENCHMARK
- MON --- MONUMENT
- 200 --- CONTOUR LINE
- SWALE @ 1% MIN. (U.O.N.)
- SURFACE FLOW DIRECTION
- DOWNSPOUT WITH SPLASH-BLOCK
- 12" --- TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

ABBREVIATION

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- CONC CONCRETE
- C/G CURB & GUTTER
- DI DRAIN INLET
- DS DOWNSPOUT
- EX EXISTING
- GFF GARAGE FINISH GRADE
- FF FINISH FLOOR GRADE
- FL FLOW LINE GRADE
- PUE PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- SW SIDEWALK
- TC TOP OF CURB

- NOTE TO CONTRACTOR:
- CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
  - LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
  - CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.

- CITY RIGHT-OF-WAY NOTES:
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT.
  - PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

TREE PROTECTION FENCING NOTE:  
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

SITE BENCHMARK:

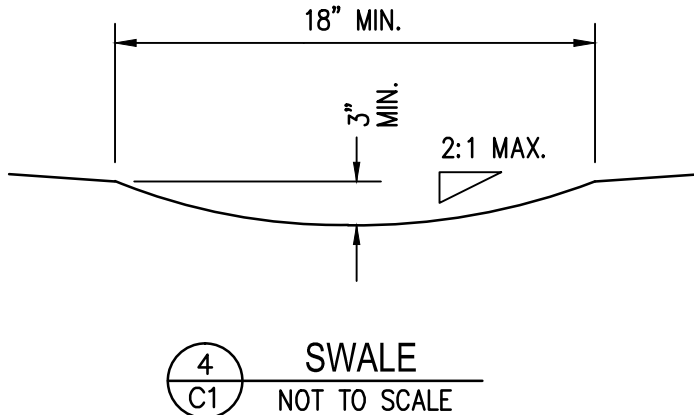
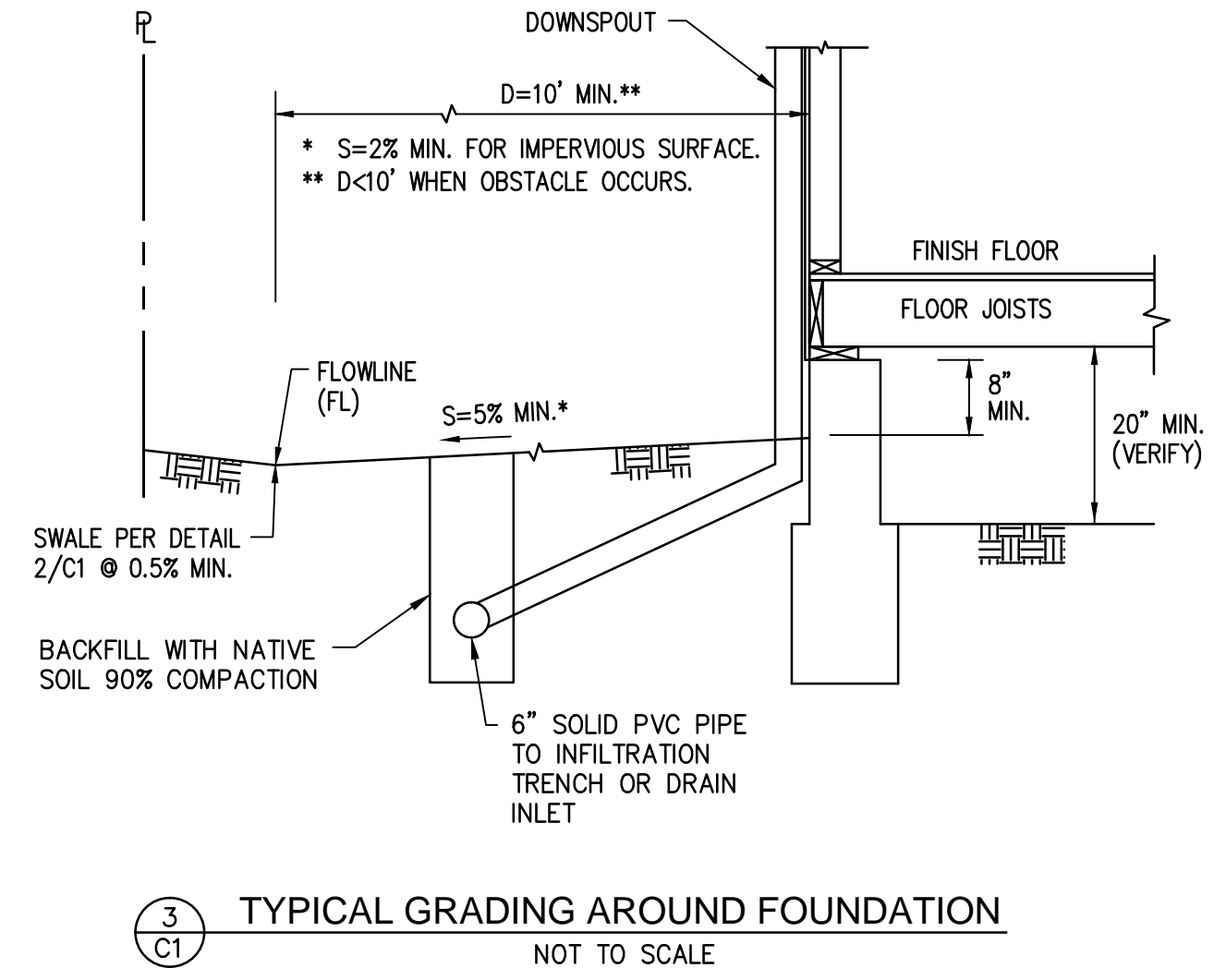
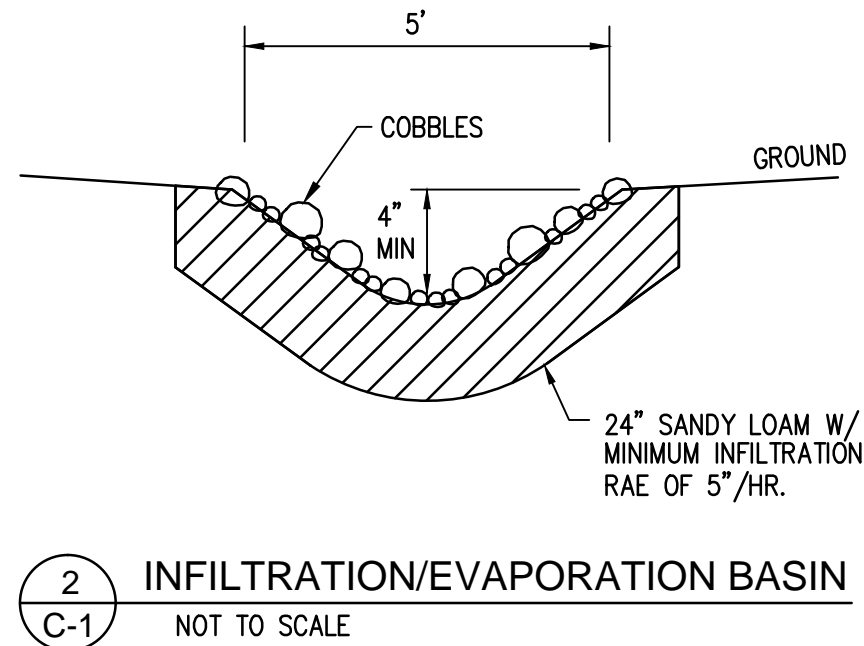
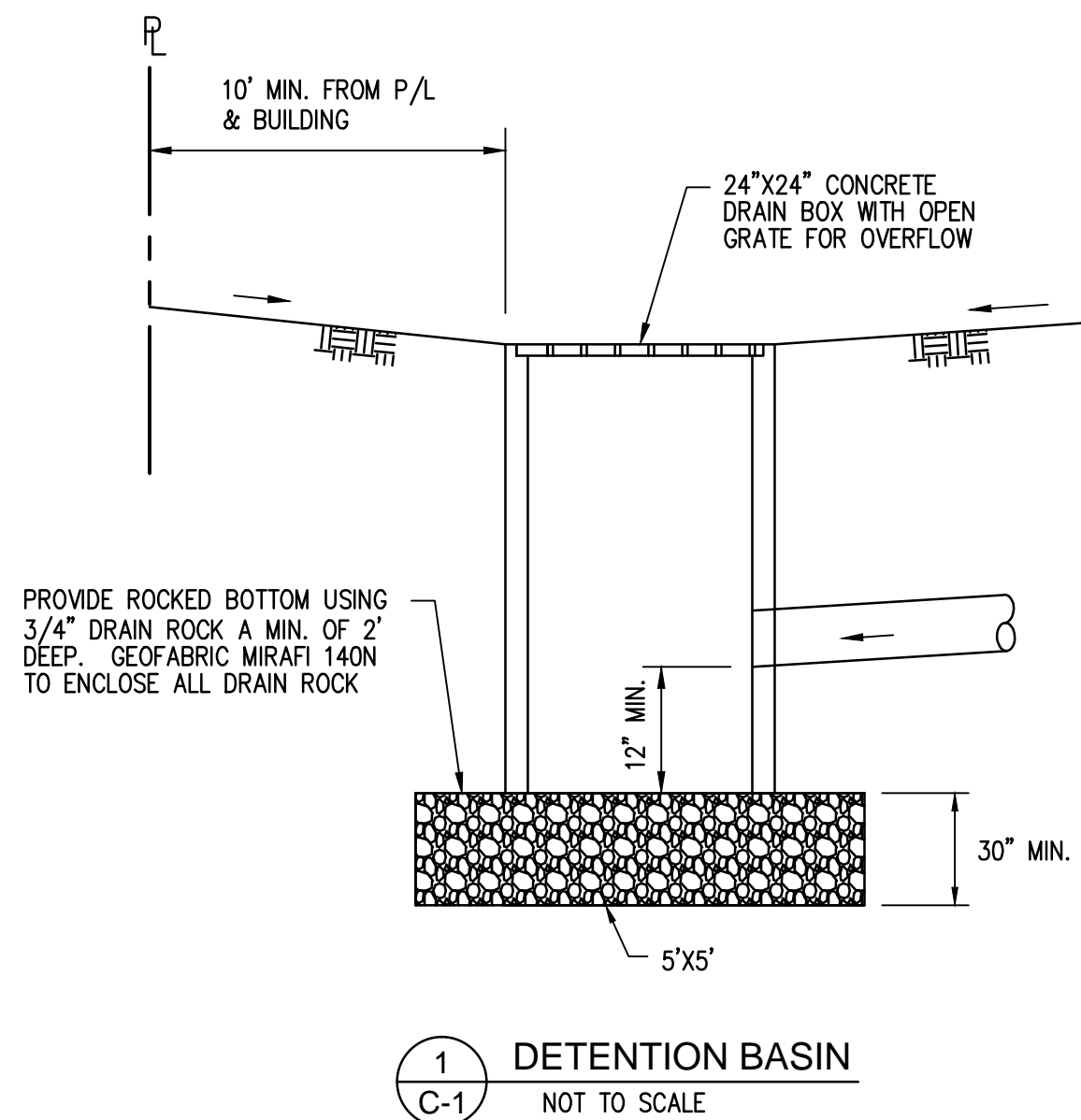
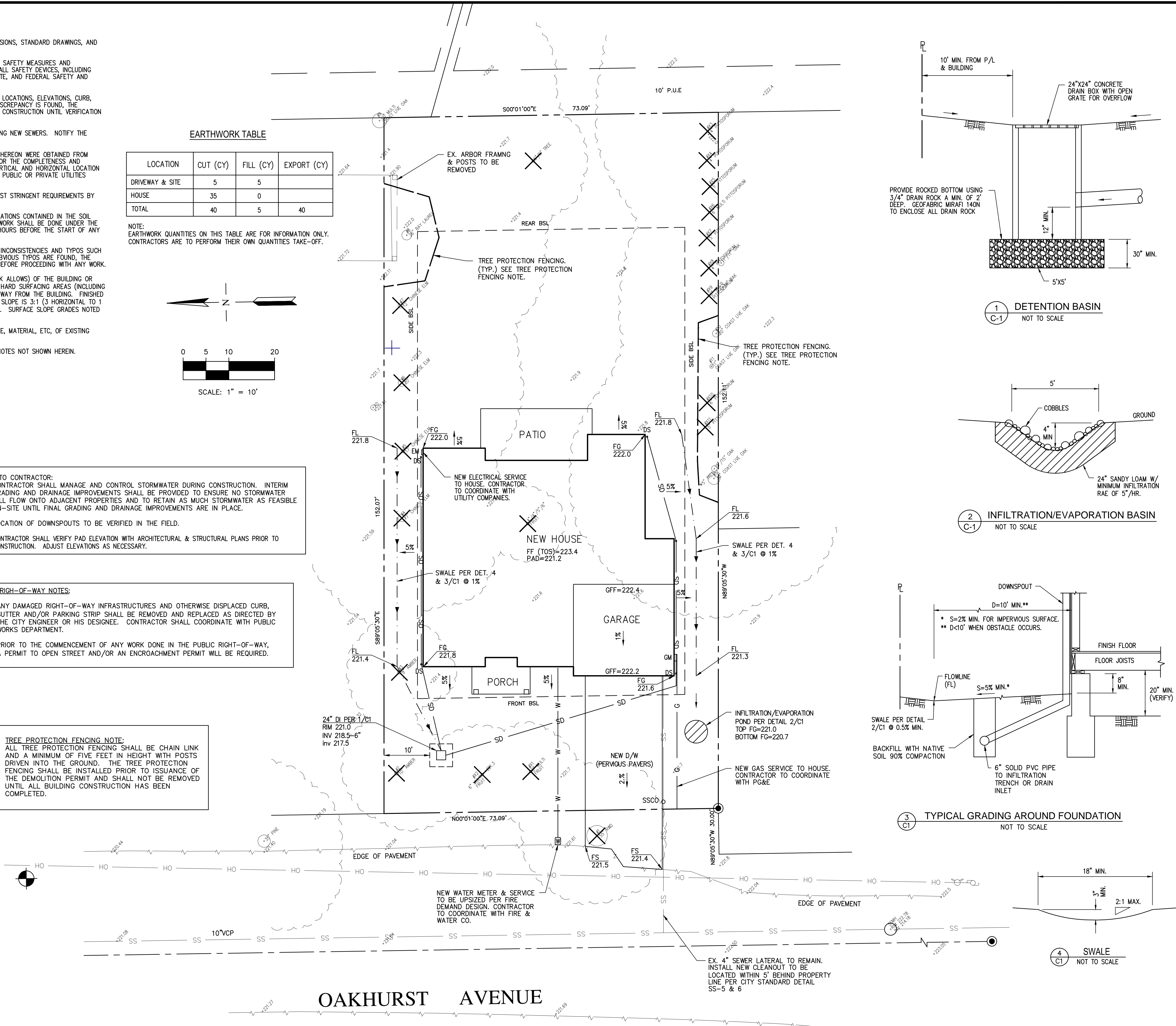
SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 220.30' (NAVD 88 DATUM)

SITE BENCHMARK:

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM1176". FOUND USGS DISK ON TOP OF CURB NORTHEASTERLY SIDE OF GRANT ROAD AT ABOUT 200 FEET SOUTHEAST FROM NEWCASTLE AVENUE. CITY OF LOS ALTOS ELEVATION = 241.47' (NAVD 88 DATUM)

BASIS OF BEARINGS:

PER PARCEL MAP FILED IN BOOK 252 OF MAPS AT PAGE 26, SANTA CLARA COUNTY RECORDS.



| NO. | REVISION | DATE | BY |
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**RW ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
505 ALTAMONT DRIVE  
MILPITAS, CA 95035  
(P) (408) 262-1899  
(FAX) (408) 824-5556  
rwengineering@gmail.com

**PROFESSIONAL ENGINEER**  
RICHARD Y. WANG  
50541  
Expire: 06-30-19  
CIVIL  
STATE OF CALIFORNIA

**1521 OAKHURST AVENUE  
LOS ALTOS, CA**

**GRADING AND  
DRAINAGE PLAN**

SANTA CLARA COUNTY  
APN: 193-37-026

DATE: 12/7/17  
SCALE: AS NOTED  
DESIGNED BY: RW  
DRAWN BY: RW  
SHEET NO.

**C-1**



1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LAIDEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABEATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - F. FILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

|                                    |               |
|------------------------------------|---------------|
| FIBER (HYDROSTRAW AND TACK MULCH)  | 2500 LBS/ACRE |
| COLOR (GREEN TO GOLD)              | 55 LBS/ACRE   |
| FERTILIZER (16-20-0)               | 350 LBS/ACRE  |
| M-BINDER                           | 125 LB/ACRE   |
| WATER, AS REQUIRED FOR APPLICATION |               |

1. STABILIZE ALL DENUDED AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING, WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DETOURING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING, OR MAINTENING VEHICLE ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIAL OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMPs.





